

YA-PL-005

Refuse & Recycling Statement

1. Introduction

This Refuse & Recycling Statement has been prepared by Yallahs Architecture on behalf of Fairfield Property Investments Ltd in support of the retrospective planning application relating to 63–65 High Road, Wood Green, London N22 6BH.

The purpose of this Statement is to describe the arrangements for the storage, management and collection of refuse and recyclable materials associated with the occupation of the property as a Large House in Multiple Occupation (Sui Generis).

This Statement should be read alongside Document Reference YA-PL-001 – Planning Statement and Document Reference YA-PL-003 – HMO Accommodation & Management Statement.

2. Existing Position

The upper floors are currently occupied as a Large House in Multiple Occupation.

Refuse generated by occupiers is collected through the existing waste collection arrangements serving the property.

The property is located within an established urban area where refuse and recycling collection services are already provided.

The current application does not involve the creation of a new building and does not introduce a new residential use to the site

3. Proposed Occupation

The proposed accommodation comprises:

Accommodation Provision	Quantity
Letting Rooms	11
Maximum Occupancy	14 Persons

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The proposal does not increase the recorded maximum occupancy of the building.

The recorded maximum occupancy reduces from 15 persons to 14 persons.

Accordingly, the proposal is not expected to generate a material increase in refuse or recycling demand when compared with the existing situation.

4. Refuse Storage Arrangements

Refuse and recyclable materials shall be stored within designated refuse storage facilities associated with the property.

Occupiers shall have access to suitable refuse and recycling containers.

The storage arrangements shall ensure that refuse and recyclable materials can be retained within the property until collection takes place.

The management of refuse storage areas shall form part of the overall management arrangements for the property.

5. Collection Arrangements

Refuse and recyclable materials shall be presented for collection in accordance with the requirements of the London Borough of Haringey and the relevant waste collection arrangements applicable to the property.

The property owner or appointed managing agent shall be responsible for ensuring that refuse and recycling containers are presented for collection at the appropriate times and returned following collection.

The proposal does not require any alteration to the existing public highway or refuse collection arrangements.

The existing collection infrastructure serving the area is considered capable of accommodating the proposed occupation.

6. Management Responsibilities

The property owner or appointed managing agent shall be responsible for the management of refuse and recycling arrangements associated with the property.

Management responsibilities shall include:

- provision of suitable refuse and recycling containers;
- monitoring refuse storage areas;
- maintaining refuse storage facilities in a clean condition;
- presenting containers for collection;
- returning containers following collection;
- providing occupiers with guidance regarding refuse disposal and recycling; and
- addressing any waste management issues that may arise during occupation.

Occupiers shall be expected to utilise the facilities provided and dispose of refuse responsibly.

The refuse management arrangements form part of the wider management framework described within **Document Reference YA-PL-003 – HMO Accommodation & Management Statement**.

7. Conclusion

This Statement demonstrates that suitable arrangements exist for the storage, management and collection of refuse and recyclable materials associated with the occupation of the property as a Large House in Multiple Occupation.

The proposal:

- retains existing refuse collection arrangements;
- does not increase the recorded maximum occupancy of the building;
- provides for the management of refuse and recyclable materials;
- forms part of a wider property management framework; and
- is not expected to result in any unacceptable impacts in relation to refuse generation or waste management.

The applicant therefore considers that the proposal provides appropriate refuse and recycling arrangements for the continued occupation and management of the property.